

OFFICE OF
Town of New Glarus

**MINUTES
TOWN OF NEW GLARUS
Plan Commission Meeting
Wednesday November 14, 2012
Town Hall- Swiss Miss Center 1101 Hwy 69 New Glarus @ 7:00 PM**

ATTENDING: Keith Seward, Robert Elkins, Duane Sherven, Dean Streiff and Susan McCallum,
Deputy Clerk/Plan Administrator

ALSO ATTENDING: Mark Olson

ABSENT: John Freitag, John Ott, Gof Thomson and Reginald Reis,

1. Call Meeting to Order: Meeting called to order at 7:27 pm by chair Keith Seward.
2. Review Proof of Posting: S. McCallum Deputy Clerk confirmed agendas were posted in the three public posting places
3. Public Comments: County board of adjustments had a hearing October 30 regarding D. Sherven's neighbor, Lucky Dog Farm. A condition was stipulated that a letter from the town's building inspector stating building (prior chicken coup and garage) has been inspected. S. McCallum was directed to contact county for conditional use permit and follow-up with town building inspector.
3. Approve Minutes from September 20, 2012: B. Elkins moved to approve the minutes with correction to Mark Roffers name under Updates/ Joint Negotiating Committee, 2nd K. Seward. Motion carried.
4. Discuss and Consider Babler Investment Property: Mark Olson explained that he is interested in purchasing this property in the future and he is looking for guidance regarding development. Seward brought the committee up to speed on past inquiries regarding development of this parcel. Questions have arisen regarding size and what has been property splits. Commission reviewed documentation assembled by Deputy Clerk.

a. Original Parcel Size; Seward raised the question will this body accept the documentation presented regarding the total acreage transferred in 1999. Based on accepting 67.145 acres this would allow for one large lot split and 5 clustered lots. D. Sherven wondered whether we know before ordinance adoption if parcel #0213.1000 was sold after 10/1997. There is a gap in documentation from 10/97 to 12/97. K. Seward put the question if this .89 acre parcel was sold prior to ordinance adoption it would be okay, if after it would have been an illegal split. Would it be worth it to this group to spend monies to Ekum to research title and this transfer. Mark Olson didn't know the date this parcel was transferred from Edward Gmur to the Bablers. D. Sherven tried to recall when he was town treasurer, he recalls that this parcel was in the Babler's name prior to 1997. Mark Olson wondered what we would find out from Ekum, size of parcel and when transferred to Gerbers. D. Streiff wondered whether Gmurs ever lived in the cheese factory on this property where Gerbers subsequently lived. Mark Olson had heard stories that the Gmurs did live there. Maps were reviewed and determined there was not another homestead on this property, that the Gmurs house to the east was not on this land. D. Sherven remembered collecting taxes on the parcel and the .89 acres was together with parcel 0213.0000. B. Elkins moved to accept the original parcel definition as 0213.0000 and 0213.1000 as the existing parcel at the date of ordinance, 2nd D. Streiff. Motion carried. Mark Olson questioned whether there would be an impact if the second parcel was split before or after ordinance. K. Seward stated yes this is critical to the number of splits allowed. If you consider this as a large lot split this action has already been done, so you could only consider this as a cluster development with 5 lots based on 67.145 original acres. The original home parcel 0213.1000 is considered the first lot of the 5.

b. Original Farmstead Location; General feeling it is. K. Seward moved that the interpretation on 0213.1000 is the original farmhouse, 2nd D. Streiff. D. Sherven asked how we could determine whether this was a house or cheese factory. Mark Olson's understanding is that the Gmurs lived in this building

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and farmed utilizing buildings that have remaining foundations. Motion carried. K. Seward stated that with this motion this parcel could be developed with lots located remotely from the home site based upon 15% open space. Mark Olson asked that this was determined allowing 10 acres of residential where the addition of the acreage not need for 0213.1000 lot reconfiguration, added so there is 8 + acres available for up to four lots with a minimum of 3 lots. B. Elkins stated that any land going to Allen's needs to be designated as open space in title. K. Seward stated at a minimum the town would require an affidavit outlining the open space on parcel 0213.0000, the ordinance defines what can be placed on the open space. B. Elkins stated there are options for selling the land as open space as well as developable lots.

c. Reconfiguration Possibility: Acreage needs to be added to 0213.1000 to create a minimum lot size of 2 acres. Whether purchaser of parcel 0213.0000 sells or gives acreage to the current owner Jack Allen. Mark Olson questioned whether the .26 acres parcel 0210.3000 purchased by the Allens would affect the amount needed. K. Seward stated this is irrelevant as this parcel was not part of original parcel.

d. Potential for Cluster lots: Does the board agree that additional acreage needs to be added to parcel 0213.1000 to bring the total to 2 acres. It was determined the split taken is the original homestead and this does not affect the acreage calculation for cluster lots. It is possible to cluster remotely or they can be contiguous to the original homestead. Mark Olson questioned if you would have to give the Allens the acreage because they also bought 0210.3000. No as this was not part of original parcel 0213.0000. With determination of original farmstead this allows for 4 more lots of minimum 2 acres somewhere else on property. This total acreage needs to be determined by open space requirements, so that it could be a minimum of 3 lots where one or more is larger than 2 acres. It would be required that the land given or sold to Allen's must be defined as open space. B. Elkins stated based on the parcel size Mark Olson would be only .07 acres over the open space acreage requirements. In addition someone could build/buy on one of the 2 acres and then buy another amount of acreage that would need to be restricted to open space. The commission also cautioned Mark Olson on the possibility that when the property is surveyed that the acreage may change. D. Sherven questioned whether Mark Olson could buy adjacent property to correct this problem. The commission stated no because this would not be part of the original property. B. Elkins suggested he have the land surveyed before buying because it can change your process with determination of the number of possible lots. Mark Olson asked does this survey become an official record, B. Elkins stated yes this is a publicly recorded document. K. Seward stated the current meets and bounds description is not as accurate as a survey and present day survey methods are very accurate.

K. Seward requested the Plan Administrator supply a copy of these minutes to Mark Olson once they are approved.

5.Updates:

- a. Joint Negotiation Committee: did not meet last scheduled meeting. We are in the fine detail negotiation phase, at the last meeting 31 points were reviewed and half were agreed to and half were not. One is to try and get agreement for what the actual operating cost of library project will be and the cost share. We don't want to be recused from a meeting if something is being discussed about the township in any auxiliary meetings, such as a CDA (Community Development Authority) within the village. Any entity where the town is a voting member. The town felt this person shouldn't be recused if the negotiations involve the town.

6.Set Next Meeting Date and Agenda: December 20 6:30pm tentative to agenda.

K. Seward directed S. McCallum to contact Gof Thomson and John Freitag as to whether they would like to continue on the commission as their terms had expired in 4/2012.

D. Sherven moved to adjourn at 8:40pm, 2nd D. Streiff. Motion carried.